

REGULAR CITY COUNCIL MEETING

SEPTEMBER 30, 1985

PRESENT

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| Grant S. Nielson | Mayor |
| Craig Greathouse | Council Member |
| Don Dafoe | Council Member |
| Ruth Hansen | Council Member |
| Gayle Bunker | Council Member |
| Neil Dutson | Council Member |

ABSENT

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| John Quick | City Engineer |
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OTHERS PRESENT

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| Jim Allan | City Manager |
| Dorothy Jeffery | City Recorder |
| Warren Peterson | City Attorney |
| Alan Riding | Assistant Public Works Director |
| Roger Young | Chief of Police |
| Doyle Bender | City Treasurer |
| Jim Fletcher | KNAK Radio Station |
| Kenneth Topham | Superintendent, Millard School Dis. |
| Robert Steele | Clerk, Millard School Dist. |
| Martin O. Ludwig | Delta Citizen |
| Sylvester Farruard III | |
| Bryce Ashby | Fire Chief |
| Norma Farnsworth | City Librarian |
| Paul Taggart | Evans Taggart Co. |

Mayor Grant Nielson called the meeting to order at 7:00 p.m. Dorothy Jeffery, Delta City Recorder, acted as secretary. Mayor Nielson stated that the notice of the meeting time, place and agenda were posted at the principal office of the governing body located at 76 North 200 West and was provided to the Millard County Chronicle Progress, the local radio station, KNAK, and to each member of the City Council by personal delivery two days prior to the meeting

MINUTES

The proposed minutes of a Regular City Council Meeting held December 17, 1984, the minutes of a Special City Council Meeting held April 22, 1985, the minutes of a Public Hearing held September 9, 1985, the minutes of a Regular City Council Meeting held September 9, 1985, and the minutes of a Special City Council Meeting held September 9, 1985, were presented for the Council's consideration and approval. These minutes were tabled so that Attorney Peterson could read them prior to approval.

Council Member Don Dafoe MOVED to table the minutes of the Regular City Council Meeting of December 17, 1984, and instructed Doyle Bender, City Treasurer, to search the cancelled checks paid to Dana Larson & Roubal for final payment and that that be included in the minutes of December 17, 1984 with the statement that Dana Larson & Roubal accepted that payment in full. Council Member Gayle Bunker SECONDED the motion. Mayor Nielson asked for a vote on the motion, which passed unanimously.

Council Member Don Dafoe MOVED to table the minutes of Special City Council Meeting of April 22, 1985, Public Hearing of September 9, 1985, Regular City Council Meeting of September 9, 1985, and Special City Council Meeting of September 24, 1985, pending further review by the City Attorney Warren Peterson with corrections added as indicated. Council Member Craig Greathouse SECONDED the motion. Mayor Nielson asked if there were any further questions or comments regarding the minutes or the motion. There being none, he called for a vote on the motion, which passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the list of accounts payable which had been given to them two days prior to the meeting. Following a brief discussion of the accounts payable, Council Member Gayle Bunker MOVED the accounts payable be approved for payment in the amount of \$7,324.91. The motion was SECONDED by Council Member Craig Greathouse. Mayor Nielson asked if there were any further questions or comments regarding the accounts payable. There being none, he called for a vote on the motion, which passed unanimously.

ROBERT STEELE: REQUEST FOR LETTER FROM CITY COUNCIL STATING MILLARD SCHOOL DISTRICT IS EXEMPT FROM FRANCHISE TAX

Mayor Nielson recognized Superintendent Topham and Robert Steele from the Millard School District and asked Mr. Steele to review with the Council their request that the City Council waive the Delta City utility franchise tax for utilities at the public school buildings in Delta.

Mr. Robert Steele said that they are requesting a letter from the City Council to Utah Power & Light Company requesting exemption of Millard School District from Delta's Franchise Tax. Mr. Steele said that the reason for the request is because of the high cost of the school district electric bill. He said that from the time Delta High School was built the School District has done major projects on Delta High School to try and cut down on their electric bill. He said that the Delta high School electric bill for 1984 was \$117,000.00, including franchise tax. Mr. Steele said that they are requesting that all schools in the Delta area be exempted.

Following further discussion of the franchise tax exemption request, the Council members said that they wanted to study the effect this would have on others in the City and bring the question back for discussion at another time.

JOHN QUICK: BUSH & GUDGELL, INC. - PAY REQUEST JOB #2-37438 - STORM DRAIN DESIGN

The Storm Drain Design pay request was not presented because John Quick was not in attendance at this meeting.

ASSISTANT PUBLIC WORKS DIRECTOR ALAN RIDING: COUNCIL'S CONSIDERATION AND APPROVAL OF BID SPECIFICATIONS FOR TWO SNOW PLOWS

Mayor Nielson said that since Public Works Director Neil Forster is still unable to be at work since his surgery, Assistant Public Works Director Alan Riding is filling in for him. Mayor Nielson asked Alan Riding to present the proposed bid specifications for a snow plow to the Council.

Assistant Public Works Director Alan Riding presented a list of bid specifications for the Council's review and consideration for bidding. The general description of the 12 foot Reversible Snow Plow to be mounted on a large truck (54,000 GVW) is as follows:

GENERAL: It is the purpose of these specifications to describe an adjustable, reversible snow plow. The plow shall be new and of the latest standard model and shall be of the higher speed rolled moldboard. All parts not specifically mentioned, which are necessary to provide a complete and operational unit, shall be included in the plow and hitch bid package. Bid includes truck mounting.

Mr. Riding said that this snow plow has been budgeted for in the amount of \$5,200.00.

Mr. Riding then reviewed the bid specifications of the 6 foot Reversible Snow Plow to be mounted on a one ton truck (10,000 GVW) and said that this snow plow has been budgeted for in the amount of \$2,000.00. After discussing the 6 foot snow plow, the Council decided that a 7 foot snow plow would be better.

Following discussion of the bid specifications for the two snow plows, Council Member Don Dafoe MOVED to authorize the Public Works Department to advertise for bids for a 12 foot snow plow and a 7 foot snow plow. Council Member Gayle Bunker SECONDED the motion. Mayor Nielson asked if there were any further comments or questions regarding the snow plows or the motion. There being none, he called for a vote on the motion, which passed unanimously.

ASSISTANT PUBLIC WORKS DIRECTOR ALAN RIDING: COUNCIL'S APPROVAL OF PURCHASE OF LAND ACQUISITION

Mayor Nielson asked Assistant Public Works Director Alan Riding to present a request for the purchase of land for expansion of the Public Works' shops and storage yards.

Mr. Riding said that in preparation of the budget, \$20,000.00 was set aside out of the Water, Sewer and Street Departments, each participating one-third each for land acquisition. Mr. Riding said that the original intent was to purchase the Ronald Lee and Diane Barney Smith property to the north of the City Shop and also the Helen W. Barney property to the west of the City Shop located adjacent and north of the Delta City limits. He also said that in further dealing since that time, Ronald and Diane Smith no longer want to sell their property. He said Mrs. Helen Barney would like the City to purchase the Ralph D. and Carrie J. Barney property for \$7,000.00 plus removal of an existing cement foundation on that property and trade it straight across for the Helen W. Barney property at a value of \$8,000.00.

Mr. Riding said that they have set aside \$10,000.00 for a new fence to enclose the existing City yard and the proposed property. He said that they would build a gate on the Northeast corner of the City's property that would access to the North of the water tower and along the proposed purchased property.

The Council discussed the option of leasing the old Utah Department of Transportation (UDOT) property located at 100 West 400 South. Mr. Riding said that there is still a need to purchase the above mentioned property even with the lease of the State Road property. He said that more area is needed for stock pile storage. Mr. Allan was instructed to initiate a letter to UDOT stating that Delta City is interested in a long term lease on their property. If UDOT answers negatively, then the aforementioned property purchase and exchange could be pursued. Council Member Don Dafoe said that the Millard County zoning on the Barney property needs to be investigated.

Council Member Craig Greathouse MOVED that City Manager Jim Allan write a letter to UDOT requesting consideration for leasing the UDOT property to Delta City and that Alan Riding would research the zoning of the proposed Barney property and bring it back to the Council at a later time. Council Member Neil Dutson SECONDED the motion. Mayor Nielson asked if there were any further questions or comments on the motion. There being none, he called for a vote on the motion, which carried unanimously.

DEPARTMENTAL UPDATES: ALAN RIDING - PUBLIC WORKS DEPARTMENT

Mayor Nielson asked Assistant Public Works Director Alan Riding to present to the Council a report of the Public Works Department.

Alan Riding then reviewed some of the highlights of the Water Department which are as follows:

Mr. Riding said that 850,000,000 gallons of water have been pumped so far this year, with sales of 775,000,000 gallons of water. Mr. Riding said that the Neighborhood, Regional, and City Parks and the West Millard Recreation District Swimming Pool are not charged for the water used, creating the difference in the amount of water pumped and sold. Mr. Riding said that the projected water sales revenue amount was \$25,000.00 per month, with the

actual amount being \$23,036.00 per month. Water Connection Fees being projected at \$1,600.00 per month with the actual amount being \$2,711.00 per month.

Mr. Riding said that the 680K Backhoe previously ordered is in transit from a factory back east with the expected delivery date being next week.

Mr. Riding reviewed the Sewer Department and said that there are 20 miles of sewer lines with 950 service connections. He also said that one of the department's main projects is to move the Sewer Control Panel along with the Water Control Panel from their present downtown location to the new pump house locations.

Mr. Riding said that the projected sewer service revenue amount was \$11,666.00 per month with the actual amount being \$10,750.00, and the projected sewer connection fees amount was \$2,500.00 per month with the actual amount being \$2,271.00.

Mr. Riding then reviewed with the Council the Street Department. He said that the street department crew has hauled 1,475 tons of gravel from Oak City and have spread that on 15 city blocks. He said that this summer the crew has prepared a portion of Main Street for curb and gutter, prepared the base for a new sidewalk on Main Street between 200 West and 300 West, and have done many other projects.

Council Member Craig Greathouse asked Mr. Riding if he thinks the Water, Sewer and Street Departments are in better shape this year than they were last year. Mr. Riding said that he feels that the three departments have all made improvement. Mr. Riding then reviewed with the Council a priority list of streets to be improved.

DEPARTMENT UPDATE: DOYLE BENDER - CITY TREASURER

Mayor Nielson asked City Treasurer Doyle Bender to present a report on the Treasurer's Department.

Mr. Bender said that Delta City has two types of accounts that draw interest the checking accounts and through the State Treasurer's Pool. Interest earned for the month of July in the checking account amounted to \$1,654.32 and interest earned in the State Treasurer's Pool, accounts listed under the General Account, amounted to \$2,737.32 for a total of \$4,391.64. During the month of August, the checking account and the State Treasury combined earned a total of \$3,736.93. Mr. Bender said that the Water and Sewer Departments have earned approximately \$11,000.00 to \$12,000.00 in the State Treasurer's Pool under their separate funds.

Mr. Bender presented a handout listing differing rates for investment from July 1985 to June 1986. He also reviewed with the Council the 1985-1986 Revenues totaling \$535,546.94. Mr. Bender said that his goal has been to deposit the money into the bank as quickly as possible to start drawing interest. City Manager Jim Allan informed the Council the revenues are coming in as projected in the budget.

DEPARTMENT UPDATE: NORMA FARNSWORTH - LIBRARIAN

Mayor Nielson asked Delta City Librarian, Norma Farnsworth, to review with the Council the Library report.

Mrs. Farnsworth explained that the Library revenues from April to August of 1985 have been collected through library cards, postage, overdue fines, copies, and laminating, which amount to a total of \$1,536.97.

Mrs. Farnsworth reviewed with the Council overdues procedure, library program statistics, patrons, book circulation, library facility usage, library services, library programs, books, book processing, shelf list count, and exhibits and displays. Mrs. Farnsworth then reviewed what she feels are areas of improvement. Those areas include the following:

Rearranging of adult nonfiction, juvenile fiction, nonfiction and young adult fiction sections for better patron availability. Another area of improvement is to start a weekly newspaper column in the local newspaper to create public awareness of services offered by the Library.

DEPARTMENT UPDATE: BRYCE ASHBY - DELTA CITY FIRE CHIEF

Mayor Nielson asked Fire Chief Bryce Ashby to review with the Council his departmental report.

Chief Bryce Ashby said that from January to October the Fire Department has answered 55 fire calls, with 24 calls being within Delta City and 31 outside Delta City. There have been 1800 truck miles with 57 miles being within Delta City and 1743 outside Delta City. There have been 475 man hours with 103 hours being within Delta City and 372 hours outside Delta City. The Fire Department has issued 315 burning permits, with 71 permits being issued within Delta City and 244 permits being issued outside Delta City. Eighteen inspections have been made on wood burning stoves, and 16 inspections have been made on buildings for business licenses.

Chief Ashby said that the new Fire Station Addition project is nearly complete. The Fire Department recently held an Open House where all their equipment was on display, and training films were shown. Mr. Ashby said that there were 317 registered visitors in attendance, plus many others who did not register.

Chief Ashby said that there are eight fire trucks in the department, all being in top condition. He also said that all the equipment funded by Intermountain Power Project (IPP) has been received. Chief Ashby said that to date there are 23 volunteer men in the Fire Department and they are advertising for 4 to 5 men to join the department. Chief Ashby said that the Fire Department is averaging 53% attendance to all daytime and nighttime fires, and 72% attendance to meetings and training sessions. He also said that the morale within the Department is very good at this time.

Chief Ashby said that he attended the State Fire Chief's meeting this year and has been elected Second Vice President of the State Fire Chief's Association, this being the first time a volunteer fireman has held this position.

Council Member Craig Greathouse said that he feels the Fire Department is quick, professional, and doing a good job. The other Council Members concurred with Council Member Greathouse.

MAYOR GRANT NIELSON: CHAMBER OF COMMERCE REQUEST FOR AD IN MARKETING GUIDE

Mayor Grant Nielson said that the Delta Area Chamber of Commerce is again publishing a Marketing Guide for the Delta Area and would like Delta City to contribute by placing an advertisement in the Marketing Guide. Mayor Nielson then explained the sizes and costs of the ads.

Following a brief discussion of the ads, Council Member Gayle Bunker MOVED to approve a one-page advertisement in the Marketing Guide at the cost of \$165.00 per page with a redesign of the ad to be done under the direction of City Manager Jim Allan. Council Member Neil Dutson SECONDED the motion. Mayor Nielson then asked if there were any further questions or comments regarding the ad or the motion. There being none, he called for a vote on the motion, which passed unanimously.

MAYOR GRANT NIELSON: DISCUSSION/DECISION OF DELTA CITY TO JOIN SUGAR FACTORY ANNEXATION

Mayor Nielson said that Mrs. Roma Thomas has the petitions signed for the Sugar Factory Row Annexation and has submitted application for annexation with 18 being in favor of annexation and 13 against. Mayor Nielson said that seven of the 13 were of one family.

Mayor Nielson said that there is money available from a Water Resource Loan and he said that Delta City could install in this area a 6-inch water line providing fire plugs for fire protection. Mayor Nielson asked the Council for their consideration and agreement on the water line, and if they are in favor, the petitions need authorization from the Council to begin the Sugar Factory Row Annexation.

Mayor Nielson said that the valuation of this area, using the same numbers and the same valuation as two years ago, was \$88,000.00 valuation for, and \$98,000.00 against, with \$51,000 of the \$98,000 being Northrup King.

Council Member Don Dafoe said that the Council has been aware of the liability incurred by providing services outside the City, especially on the lines that need to be upgraded. Council Member Don Dafoe then MOVED to authorize Mayor Nielson to sign the petition for Delta City to participate in the Sugar Factory Row Annexation and that the Sugar Factory Row Annexation be expedited. Council Member Craig Greathouse SECONDED the motion. Mayor Nielson then asked if there were any further comments or questions regarding the Sugar Factory Row Annexation or the motion. Council

Member Don Dafoe asked who would pay the engineering fees for the project. The Council concurred that the fees would be minimal and that Delta City would pay the expense of engineering fees for the Sugar Factory Row Annexation Plat.

CRAIG GREATHOUSE: APPOINTMENT OF MEMBER OF PLANNING AND ZONING BOARD TO REPLACE KIM CHRISTENSEN

Mayor Nielson asked Council Member Craig Greathouse to review with the Council the names for appointment to the Planning and Zoning Board. Council Member Craig Greathouse said that he had no names at this time, therefore there was no action taken.

CITY MANAGER JIM ALLAN: PLANNING DISCUSSION FOR DELTA CITY CAPITAL PROJECTS FOR FISCAL YEAR 1985-1986

Mayor Nielson asked City Manager Jim Allan to present his discussion of the proposed capital projects for fiscal year 1985-1986. City Manager Jim Allan then presented a list of recommended capital improvement projects.

Mr. Allan said that Delta City has a Community Development Block Grant (CDBG) and stated that a resolution has been needed in which Delta City identifies over a five year period what its intentions are for capital improvement projects. Mr. Allan said that the Community Development people want to know what Delta City is interested in obtaining grant money for. Then when Delta City applies for grant money, then the CDBG people have already identified the project and its priority.

Mr. Allan asked the Council if they had any changes or additions to the list. There being none, he then said that a resolution needs to be drafted adopting this 1985-1986 Capital Improvement Projects list.

Following further discussion of the capital improvement list, Council Member Don Dafoe MOVED to adopt the Capital Improvement Priority List and instruct Attorney Warren Peterson to draft the resolution to do such. Council Member Gayle Bunker SECONDED the motion. Mayor Nielson asked if there were any further questions or comments regarding the list or the motion. There being none, he called for a vote on the motion, which passed unanimously.

OTHER BUSINESS

Mayor Nielson recognized Paul Taggart and requested that he address the Council regarding the park impact fees on the Meadow Park Subdivision and adjacent annexed properties.

Mr. Taggart requested that Delta City consider giving a portion of the fees that were required at the time of annexation for park improvements back to his company. Mr. Taggart said that he had provided approximately \$9,000.00 rather than establishing a park to deal with the size of the property being annexed. Mr. Taggart said that the housing development business did not do as well as intended in this area and he is not building homes here at this time. Mr. Taggart also said his company is the only land developer which

has been required to pay both the 7% parks impact fee on annexation and the 7% subdivision capital improvements impact fee. He said his company has paid the annexation impact fee on all of the property annexed and the subdivision fee on the portion developed as a subdivision. Mr. Taggart requested that Delta City refund the interest earned on the funds paid as an annexation impact fee and that the City refund the entire amount paid for the subdivision impact fee.

Following further discussion of the Meadow Park Subdivision, Council Member Gayle Bunker MOVED to refund to Paul Taggart the 7% subdivision development impact fee on the lots that have been developed in Meadow Park Subdivision. Council Member Neil Dutson SECONDED the motion. Mayor Nielson asked if there were any further comments or questions regarding the motion. Following a brief discussion, Mayor Nielson stated that no action could be taken on this motion until it is a scheduled agenda item.

Council Member Gayle Bunker asked if there was any further development in the Delta West Annexation and if not, appropriate action needs to be taken to expedite this annexation.

Council Member Gayle Bunker also asked about the Cemetery Road Project. Mayor Nielson said that he had talked with Leland Roper, Superintendent of the Millard County Road Department and he said that they have done all they are going to do this year. Resurfacing of the road will be done in the spring after the road has settled.


Council Member Ruth Hansen mentioned that there had been a letter in the local newspaper complaining that the City's parks are not available for soccer and football practices. The Council Members noted that all the parks are available for practices except the City Park on 100 West and Main Street and the letter writer was apparently not aware of this.

City Manager Jim Allan had included in the Council Members' packets a copy of an Abandoned Vehicle Ordinance developed by Brigham City. Mr. Allan asked the Council Members to review the ordinance and come back with comments and/or discussion.

Mayor Nielson asked if there were any further comments or questions or items to be discussed. There being none, Council Member Don Dafoe MOVED to adjourn the meeting. The motion was SECONDED by Council Member Neil Dutson. The meeting was adjourned at 9:45 p.m.


GRANT S. NIELSON, Mayor

Attest:


DOROTHY JEFFERY
Delta City Recorder

MINUTES APPROVED: October 21, 1985